



# Building Consistency Meeting

## Commercial

Date 4/1/2015 Recorder and minutes prepared by: Jay E. Garbus/Lon McSwain

**Staff present:** On File

**Public present:**

1. Energy code 502.4.7 exception 3 & 6 need to look at the exception and follow them.

**502.4.7 Vestibules.** A door that separates *conditioned space* from the exterior shall be protected with an enclosed vestibule, with all doors opening into and out of the vestibule equipped with self-closing devices. Vestibules shall be designed so that in passing through the vestibule it is not necessary for the interior and exterior doors to open at the same time.

### Exceptions:

1. Doors not intended to be used as a building *entrance door*, such as doors to mechanical or electrical equipment rooms.
  2. Doors opening directly from a *sleeping unit* or dwelling unit.
  3. Doors that open directly from a space less than 3,000 square feet (298 m<sup>2</sup>) in area.
  4. Revolving doors.
  5. Doors used primarily to facilitate vehicular movement or material handling and adjacent personnel doors.
  6. Building entrances in buildings that are less than four stories above grade and less than 10,000 ft<sup>2</sup> in area.
2. Energy Code 502.2.1 roof assemblies with tapered insulation – Allows to use tapered insulation to 1 inch.

**502.2.1 Roof assembly.** The minimum thermal resistance (*R*-value) of the insulating material installed either between the roof framing or continuously on the roof assembly shall be as specified in Table 502.2(1), based on construction materials used in the roof assembly.

**Exception:** Continuously insulated roof assemblies where the thickness of insulation varies 1 inch (25 mm) or less and where the area-weighted *U*-factor is equivalent to the same assembly with the *R*-value specified in Table 502.2(1).

Insulation installed on a suspended ceiling with removable ceiling tiles shall not be considered part of the minimum thermal resistance of the roof insulation.

3. S labeled doors 715.4.3.1 – Rated corridor need to be rated for fire and smoke. Need to check for gasket.

**715.4.3.1 Smoke and draft control.** *Fire door* assemblies shall also meet the requirements for a smoke and draft control door assembly tested in accordance with UL1784. The air leakage rate of the door assembly shall not exceed 3.0 cubic feet per minute per square foot [0.01524 m<sup>3</sup>/(s · m<sup>2</sup>)] of door opening at 0.10 inch (24.9 Pa) of water for both the ambient temperature and elevated temperature tests. Louvers shall be prohibited. Installation of smoke doors shall be in accordance with NFPA 105.



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4. Shop drawing trusses, PT slabs geopiers, retaining walls, shear walls – Need to show what they are going to build not alternate. Need to coordinate shop to match what is being built in the field.
5. Definition of construction trailer – For construction personnel only, if break room, conference room and office need permit.
6. SOP dividing of single tenant space into two or more, minimum lighting – 1 foot candle in that space not used and exit signs if required.

### **SUBJECT: Dividing existing tenant space (no change of use)**

#### **Overview**

We often receive permit applications to increase or decrease the size of existing tenant spaces. These spaces, which once had valid Certificates of Occupancies (CO's), must receive new CO's for the modified space. Because the change also affects the remaining adjacent/leftover space, a new CO or Certificate of Compliance (in cases where occupancy is no longer approved) must be issued for that space as well. Issue is how to handle these remaining spaces.

#### **Option #1 Both Spaces Approved for Occupancy (2 permits required)**

When the plans are submitted for the change to the existing tenant space, a code complaint plan for both spaces will be required showing full code compliance for both the tenant space and the remaining/left over space. This option will require assignment of a new address for the leftover space and the issuance of 2 permits, one for the modified space and one for the remaining/leftover space. A new CO for both spaces will be issued at the completion of the work.

#### **Option #2 One Space Approved for Occupancy (2 permits required)**

This option also requires 2 permits, but allows the remaining/leftover space to be returned to a safe shell space not approved for occupancy. Creating this 2nd permit gives us a proper address for the leftover area and the permit issued will use a USDC code that will not generate a certificate or occupancy (code #437 additions alterations and conversions). The leftover space will receive a certificate of compliance and will not be approved for occupancy until additional permitted work is performed. In addition, a "NO OCCUPANCY ALLOWED" will be placed on the permit placard and must be posted immediately inside the unused new space entry door.

The remaining un-occupied space must be left in a safe, independent condition including any required fire rated separation. It cannot supply or affect utilities to other tenant spaces, nor can it be directly supplied with utilities from other tenant spaces. In addition the following conditions must be met:

#### **Building**

- Maintain proper exiting from un-occupied space
- Sprinkler system left operational with appropriate coverage
- No storage allowed
- Where a fire alarm is required it must be left in a code compliant condition
- If power is supplied to the "No Occupancy" space then emergency lighting shall be provided as required by code.



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## Electrical

- All wiring must be properly terminated
- All switches and receptacles must have proper cover plates or be blanked off
- All panel boards/switches must have proper covers and/or knockout covers
- All luminaries must be properly hung or taken down with remaining wiring terminated and boxes covered
- All appliances or other electrical equipment left must be in a safe condition with no exposed wiring
- Compliance to NCSEC 240.24 shall be maintained

## Mechanical

- Many not contain HVAC equipment or controls feeding parent tenant space
- Many not contain service/access valves for parent tenant space
- Shared systems (duct, exhaust) shall be maintained

## Plumbing

- Space may not contain service access valves for parent tenant space
- Space may not contain plumbing equipment feeding parent tenant space
- Shared systems (venting, drainage, water) shall be maintained

7. Seismic-anchoring components, architectural and mechanical- Appendix B ask if components anchored and upfits need to be addressed if more than 10% increased load. If change of occupant categories to higher need to check chapter 17 and meet seismic code.

8. Termite control and documentation – Need to make sure they are treating and treat the same as Residential Code.

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OUTSTANDING CUSTOMER SERVICE**

Approved By Lon McSwain Date 04/13/2015